092.0	0010	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	695,700	/	695,700
USE VALUE:	695,700	/	695,700
ASSESSED:	695,700	/	695,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RILEY MARY ALICE
Owner 2:	RILEY ELIZABETH ANN
Owner 3:	
Street 1:	93 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RILEY MARY ALICE -
Owner 2:	-
Street 1:	93 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,103 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1752 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

Riley Francis M - DOB: 1/10/1957

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6103.000	273,500		422,200	695,700
Total Card	0.140	273,500		422,200	695,700
Total Parcel	0.140	273,500		422,200	695,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.09 | /Parcel: 397.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	60070
GIS Ref	
GIS Ref	
Insp Date	10/17/18

!7565!

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0010-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,500	0	6,103.	422,200	695,700	695,700	Year End Roll	12/18/2019
2019	101	FV	218,000	0	6,103.	428,200	646,200	646,200	Year End Roll	1/3/2019
2018	101	FV	218,000	0	6,103.	319,600	537,600	537,600	Year End Roll	12/20/2017
2017	101	FV	218,000	0	6,103.	289,500	507,500	507,500	Year End Roll	1/3/2017
2016	101	FV	218,000	0	6,103.	277,400	495,400	495,400	Year End	1/4/2016
2015	101	FV	204,400	0	6,103.	235,200	439,600	439,600	Year End Roll	12/11/2014
2014	101	FV	204,400	0	6,103.	223,100	427,500	427,500	Year End Roll	12/16/2013
2013	101	FV	204,400	0	6,103.	212,300	416,700	416,700		12/13/2012

PRINT

Date	Time
12/10/20	22:11:20

LAST REV

Date	Time
08/08/19	16:39:04
mmcmakin	
7565	

USER DEFINED

Prior Id # 1:	60070
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RILEY MARY ALIC	72713-398	1	6/5/2019	Convenience	1	No	No		
	29143-39		9/28/1998	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2009	945	Re-Roof	6,840					
4/13/1995	190	Manual	8,000	C				V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Measured	197	PATRIOT
4/4/2000	Inspected	276	PATRIOT
1/25/2000	Measured	264	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6103		Sq. Ft.	Site		0	70.	0.99	5									422,165						422,200	

Total AC/HA: 0.14011 | Total SF/SM: 6103 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,165 | Spl Credit | Total: 422,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32307684
Const Adj.:	0.99247509
Adj $ / SQ:	137.878
Other Features:	78800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335945
Depreciation:	62486
Depreciated Total:	273459

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

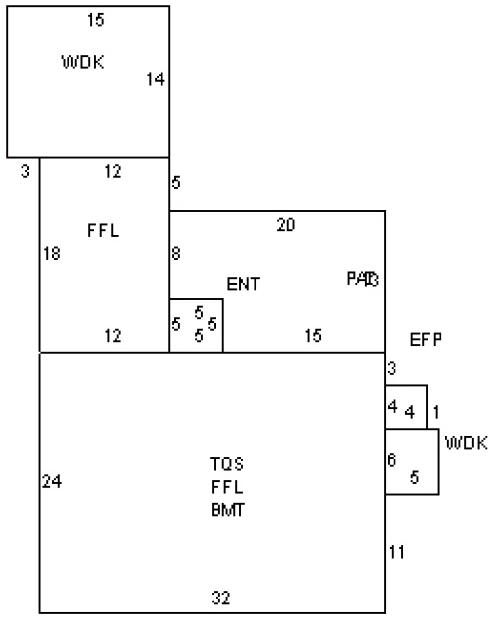
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	984	137.880	135,672
BMT	Basement	768	48.080	36,929
TQS	3/4 Story	576	137.880	79,418
WDK	Deck	240	10.090	2,422
PAT	Patio	235	3.820	897
ENT	ENTRY	25	26.200	655
EFP	Enclos Porch	16	72.050	1,153
	Net Sketched Area:	2,844	Total:	257,146
Size Ad	1560	Gross Are	3036	FinArea 1752

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.88
Special Features:	0	Val/Su Net:	96.17
Final Total:	273500	Val/Su SzAd	175.32

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0010-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	